

PROPERTY SURVEY

FOR

LARRY R. JEPSON

OF LOT 144, BANDANNA RANCH
SUBDIVISION, BUCKBOARD PHASE,
DUCHESNE COUNTY, UTAH

LEGAL DESCRIPTION:

Lot 144, Bandanna Ranch, Buckboard Phase, as recorded with the Duchesne County Recorder. Contains 7.96 acres more or less. (As recited in the Quitclaim Deed to Larry R. Jepson, and Cheryl A. Blair, found in Book A-409, Page 119, Duchesne County Recorder).

SURVEYOR'S NARRATIVE:

I was contacted by Larry Jepson to find, or re-set the missing corners to the property described above. Most of the original corner markers were found as shown hereon. The three missing markers on the west side of the property were calculated from data given on the subdivision plat. This was done by coming from the nearest original markers found to the Southeast, and projecting Northwesterly from the last measured bearing. Then, using the distances and deflections of each course on the plat, the three missing corners were re-calculated. A fourth corner was calculated falling near the measured position of the next lot corner found along the North line, this made it possible to use a compass rule adjustment, after which the missing corners were able to be re-staked.

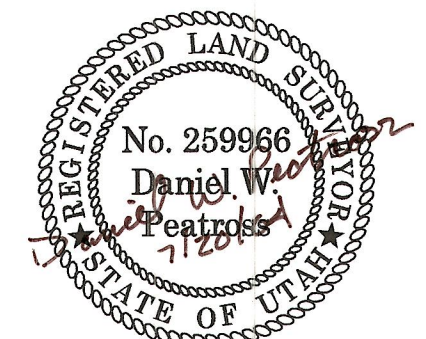
The (M) shown following a dimension means the "measured" value of a given line during this survey. The (R) shown is the "recorded" value of the same line as recited on the original subdivision plat.

During this survey, the lines of this lot have been marked by lath to assist in building a fence, except the Southwest lines along the canal.

The Basis of Bearings for this survey is along the North line of Section 36, being S 89°49'12" E as given on the Subdivision plat of Buckboard Phase, Bandanna Ranch Subdivision.

SURVEYOR'S CERTIFICATE:

I, Daniel W. Peatross, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 259966, as prescribed by the laws of the State of Utah. I further certify that I have made a survey of the tract of land as shown on this plat, and that the same is correct and true to the best of my knowledge and belief.



Co. Surveyor's File # 1465

REGISTERED SURVEYORS CORP.

61 EAST 300 NORTH, P.O. BOX 564, DUCHESNE, UTAH, 84021
(435) 738-2718

DATE RESEARCHED: APRIL 16, 2004	RESEARCHED BY: D. PEATROSS	PROJECT No.: 04007
DATE SURVEYED: APRIL 15, 16, 2004	SURVEYED BY: D. PEATROSS	
BRUCE PEATROSS TECHNICAL DRAFTING SERVICES P.O. BOX 633, DUCHESNE, UTAH 84021 (435) 738-2089		
DATE DRAFTED: JUNE 23, 2004	DRAFTED BY: D. PEATROSS, B. PEATROSS	DATE PLOTTED: Monday 7/19/4
SHEET: 1 OF: 1	FILE NAME: LARRY JEPSON	

